



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Authorizing Fee Payment Agreement for
2223 West Kettleman Lane

MEETING DATE: October 18, 2006

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution approving a fee payment agreement for 2223 West Kettleman Lane and authorizing the City Manager and City Clerk to execute the standard fee payment agreement on behalf of the City.

BACKGROUND INFORMATION: The Lodi First Nazarene Church located at 2223 West Kettleman Lane is requesting City wastewater and storm drainage services be provided to the parcel. The use of the church facilities recently restarted after a period of dormancy. Payment of Development Impact Mitigation Fees as set forth in Title 15, Chapter 15.64 of the Lodi Municipal Code (\$37,675.80), Kettleman Lift Station Fee (\$19,200.05), and Tienda Drive Improvement Reimbursement (\$8,863.74) is required for the services to be provided. The total amount of the fees is \$65,739.59.

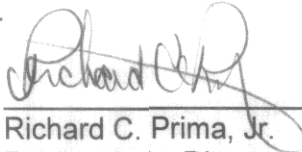
The church's existing septic system has recently failed, and they are requesting an emergency connection to the City's wastewater collection system and, at the same time, connection to the City's storm drainage system is being requested. The church has expressed their willingness to pay the required fees but request that they be allowed to pay the fees over time at a rate of approximately \$1,000 per month (see attached Exhibit A). Staff has prepared a fee payment agreement for the required fees with the term of 72 months and monthly payments of \$1,087.94 at an interest rate of 5.95% (LAIF rate plus 1%).

The standard fee payment agreement provides for full payment upon sale or transfer of the property. Any costs associated with the default of the agreement are recoverable and paid by the owner. The agreement is bound to the land and is to be recorded.

The Church has paid the fee payment agreement preparation fee (\$1,646.00). Staff feels the request for the fee payment agreement is reasonable and recommends the Council approve the agreement.

FISCAL IMPACT: The fee payment agreement will lock-in the current fees which are subject to annual adjustment. The exact amount of the adjusted fees is not known at this time but the amount may be offset by the interest payment.

FUNDING AVAILABLE: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
RCP/LC/pmf
Attachment
cc: Lyman Chang, Associate Civil Engineer
First Church of Nazarene

Rebecca Areida, Management Analyst

APPROVED: 
Blair King, City Manager

FEE PAYMENT AMORTIZATION SCHEDULE

Lodi First Church of Nazarene
2223 W. Kettleman Lane
(APN 027-410-16)

Total Fees: \$65,739.59

Interest Rate: 5.95% (4.95% LAIF rate plus 1%)

Term: 6 years

Payment No.	Unpaid Balance	Payment	Principal	Interest
1	\$65,739.59	\$1,087.94	\$761.98	\$325.96
2	\$64,977.61	\$1,087.94	\$765.76	\$322.18
3	\$64,211.84	\$1,087.94	\$769.56	\$318.38
4	\$63,442.28	\$1,087.94	\$773.37	\$314.57
5	\$62,668.90	\$1,087.94	\$777.21	\$310.73
6	\$61,891.69	\$1,087.94	\$781.06	\$306.88
7	\$61,110.63	\$1,087.94	\$784.93	\$303.01
8	\$60,325.69	\$1,087.94	\$788.83	\$299.11
9	\$59,536.86	\$1,087.94	\$792.74	\$295.20
10	\$58,744.11	\$1,087.94	\$796.67	\$291.27
11	\$57,947.44	\$1,087.94	\$800.62	\$287.32
12	\$57,146.82	\$1,087.94	\$804.59	\$283.35
13	\$56,342.22	\$1,087.94	\$808.58	\$279.36
14	\$55,533.64	\$1,087.94	\$812.59	\$275.35
15	\$54,721.05	\$1,087.94	\$816.61	\$271.33
16	\$53,904.43	\$1,087.94	\$820.66	\$267.28
17	\$53,083.77	\$1,087.94	\$824.73	\$263.21
18	\$52,259.03	\$1,087.94	\$828.82	\$259.12
19	\$51,430.21	\$1,087.94	\$832.93	\$255.01
20	\$50,597.28	\$1,087.94	\$837.06	\$250.88
21	\$49,760.21	\$1,087.94	\$841.21	\$246.73
22	\$48,919.00	\$1,087.94	\$845.38	\$242.56
23	\$48,073.61	\$1,087.94	\$849.57	\$238.37
24	\$47,224.04	\$1,087.94	\$853.79	\$234.15
25	\$46,370.25	\$1,087.94	\$858.02	\$229.92
26	\$45,512.22	\$1,087.94	\$862.28	\$225.66
27	\$44,649.94	\$1,087.94	\$866.55	\$221.39
28	\$43,783.38	\$1,087.94	\$870.85	\$217.09
29	\$42,912.53	\$1,087.94	\$875.17	\$212.77
30	\$42,037.36	\$1,087.94	\$879.50	\$208.44
31	\$41,157.85	\$1,087.94	\$883.87	\$204.07
32	\$40,273.98	\$1,087.94	\$888.25	\$199.69
33	\$39,385.72	\$1,087.94	\$892.65	\$195.29
34	\$38,493.07	\$1,087.94	\$897.08	\$190.86
35	\$37,595.99	\$1,087.94	\$901.53	\$186.41
36	\$36,694.45	\$1,087.94	\$906.00	\$181.94
37	\$35,788.45	\$1,087.94	\$910.49	\$177.45
38	\$34,877.95	\$1,087.94	\$915.00	\$172.94
39	\$33,962.95	\$1,087.94	\$919.54	\$168.40
40	\$33,043.41	\$1,087.94	\$924.10	\$163.84

EXHIBIT A

Payment No.	Unpaid Balance	Payment	Principal	Interest
41	\$32,119.30	\$1,087.94	\$928.68	\$159.26
42	\$31,190.62	\$1,087.94	\$933.29	\$154.65
43	\$30,257.33	\$1,087.94	\$937.91	\$150.03
44	\$29,319.41	\$1,087.94	\$942.56	\$145.38
45	\$28,376.85	\$1,087.94	\$947.24	\$140.70
46	\$27,429.60	\$1,087.94	\$951.93	\$136.01
47	\$26,477.67	\$1,087.94	\$956.65	\$131.29
48	\$25,521.02	\$1,087.94	\$961.40	\$126.54
49	\$24,559.61	\$1,087.94	\$966.17	\$121.77
50	\$23,593.44	\$1,087.94	\$970.96	\$116.98
51	\$22,622.47	\$1,087.94	\$975.77	\$112.17
52	\$21,646.70	\$1,087.94	\$980.61	\$107.33
53	\$20,666.09	\$1,087.94	\$985.47	\$102.47
54	\$19,680.61	\$1,087.94	\$990.36	\$97.58
55	\$18,690.25	\$1,087.94	\$995.27	\$92.67
56	\$17,694.97	\$1,087.94	\$1,000.20	\$87.74
57	\$16,694.77	\$1,087.94	\$1,005.16	\$82.78
58	\$15,689.61	\$1,087.94	\$1,010.15	\$77.79
59	\$14,679.45	\$1,087.94	\$1,015.15	\$72.79
60	\$13,664.30	\$1,087.94	\$1,020.19	\$67.75
61	\$12,644.10	\$1,087.94	\$1,025.25	\$62.69
62	\$11,618.85	\$1,087.94	\$1,030.33	\$57.61
63	\$10,588.52	\$1,087.94	\$1,035.44	\$52.50
64	\$9,553.07	\$1,087.94	\$1,040.57	\$47.37
65	\$8,512.50	\$1,087.94	\$1,045.73	\$42.21
66	\$7,466.76	\$1,087.94	\$1,050.92	\$37.02
67	\$6,415.84	\$1,087.94	\$1,056.13	\$31.81
68	\$5,359.71	\$1,087.94	\$1,061.36	\$26.58
69	\$4,298.34	\$1,087.94	\$1,066.63	\$21.31
70	\$3,231.71	\$1,087.94	\$1,071.92	\$16.02
71	\$2,159.79	\$1,087.94	\$1,077.23	\$10.71
72	\$1,082.55	\$1,087.94	\$1,082.57	\$5.37

RESOLUTION NO. 2006-184

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING FEE PAYMENT AGREEMENT
FOR 2223 WEST KETTLEMAN LANE

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute Fee Payment Agreement with the Lodi First Nazarene Church to provide City wastewater and storm drainage services to the parcel located at 2223 West Kettleman Lane.

Dated: October 18, 2006

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I hereby certify that Resolution No. 2006-184 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 18, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce,
and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK,
Mayor

BOB JOHNSON,
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

CITY OF LODI



BLAIR KING,
City Manager

JENNIFER M. PERRIN,
Interim City Clerk

D. STEPHEN SCHWABAUER,
City Attorney

RICHARD C. PRIMA, JR.,
Public Works Director

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006

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<http://www.lodi.gov>

October 12, 2006

Lodi First Nazarene Church
2223 W. Kettleman Lane
Lodi, CA 95242

SUBJECT: Adopt Resolution Authorizing Fee Payment Agreement for
2223 West Kettleman Lane

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 18, 2006. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, Interim City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.

R. Prima

for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk